
**Z-2192
WILLIAM FLEISCHHAUER
CHAUNCEY SQUARE PLANNED DEVELOPMENT
FINAL DETAILED PLANS
RESOLUTION PD 06-06**

**STAFF REPORT
27 April 2006**

Z-2192

WILLIAM FLEISCHHAUER

CHAUNCEY SQUARE PLANNED DEVELOPMENT

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Staff Report
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BACKGROUND:

On 21 July 2004, APC, by a vote of 12-0, recommended approval of a reclassification from R3W to PDMX for 1.726 acres of land located on the block northeast of South St. and North Chauncey on the current site of First United Methodist Church, in West Lafayette, Wabash 19(NE) 23-4. The West Lafayette Common Council rezoned the site on 2 August 2004.

Petitioner, will redevelop the former First United Methodist Church site with a 5-story mixed-use development consisting of 127, 1-, 2-, 3- & 4-bedroom apartments (281 bedrooms), 12,003 sq. ft. retail and leasing office space with 13 surface parking spaces and a 470 space, freestanding parking garage (six levels), to serve the project. All city and private utilities currently serve the site. [Transportation, drives, roads, etc.]. [Anything unique to this project]

Petitioner's Final Detailed Plans, consisting of construction plans and final plat [construction plans only/and final plat, describe next steps, permits, bonding, etc.]

STAFF RECOMMENDATION:

Approval of Resolution PD 06-06

RESOLUTION PD 06-06

WHEREAS Preliminary Plans for ***Chauncey Square Planned Development***, are approved as part of Z-2192, with 6 conditions attached;

WHEREAS all conditions of approval have been met;

WHEREAS UZO 2-27-12-a-2 states that minor modifications approvable by the Administrative Officer “cannot include: any increase in residential ***density***; any decrease in residential ***density*** of 10% or more; any change in ***building*** dimension or location other than within the defined building envelope; any change in ***lot lines***; any change in landscaping other than substitution of species or redesign with the same materials; any alteration in the size and/or location of signage; any change in type of land ***use***; any change in the alignment or intersection of ***streets***; or any change in restrictive covenants, or horizontal property ownership and owners' association documents regarding these items”; and

WHEREAS the Area Plan Commission Staff finds these Final Detailed Plans to conform to the Approved Preliminary Planned Development as adopted and passed by the West Lafayette Common Council on 2 August 2004;

NOW THEREFORE BE IT RESOLVED that the Area Plan Commission of Tippecanoe County, after Staff examination of the Final Detailed Plans submitted for ***Chauncey Square Planned Development***, does hereby find them to conform to the Approved Preliminary Planned Development Z-2192 as adopted and passed by the West Lafayette Common Council.

GARY W. SCHROEDER, PRESIDENT

SALLIE DELL FAHEY, SECRETARY

DATE

DATE

Ref. No.:

William Fleischhauer
Address

RE: Chauncey Square Planned Development

Dear William Fleischhauer:

On 3 May 2006, the Area Plan Commission of Tippecanoe County adopted PD 06-06, finding Final Detailed Plans for ***Chauncey Square Planned Development*** to conform to the Approved Preliminary Planned Development Z-2192 previously approved by the West Lafayette Common Council. A signed copy of that resolution is attached.

You are now eligible to record these Final Detailed Plans consisting of **construction plans and final plat**. ***Unless you record all or any part of your Final Detailed Plans within 30 days of its approval, that approval expires.*** A member of our staff will assist you in the recording process. Once this is done, we ask that you submit **1 set** of the recorded Final Detailed Plans to the West Lafayette Engineer's Office prior to seeking an improvement location permit.

As always, we wish you good luck with your project.

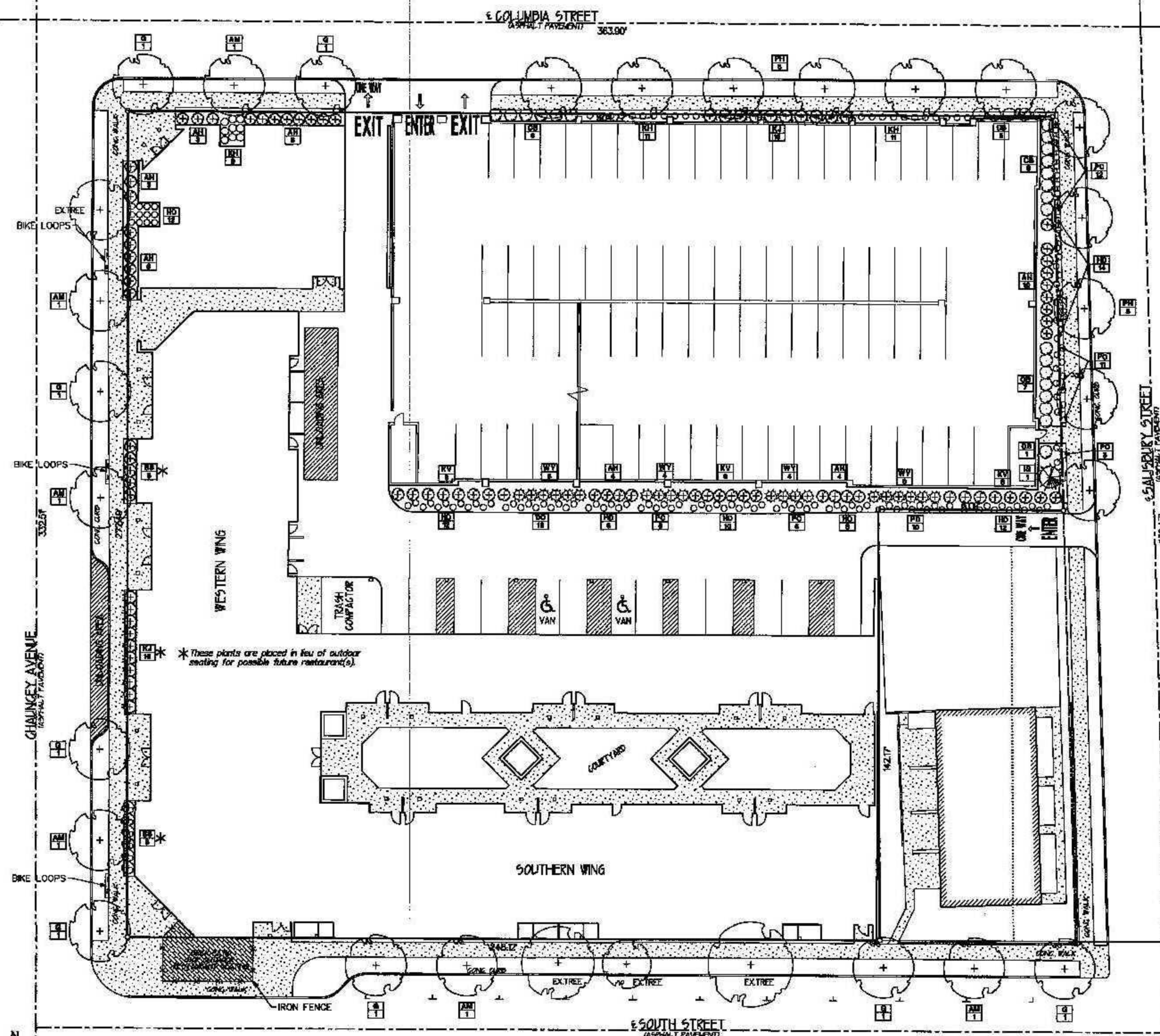
Respectfully,

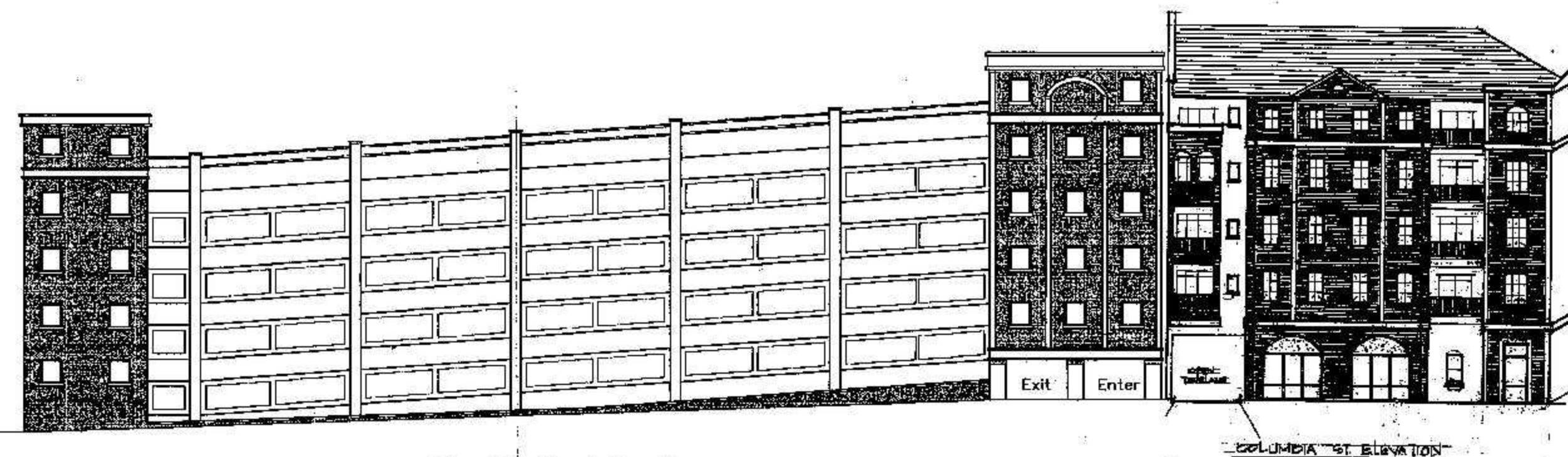
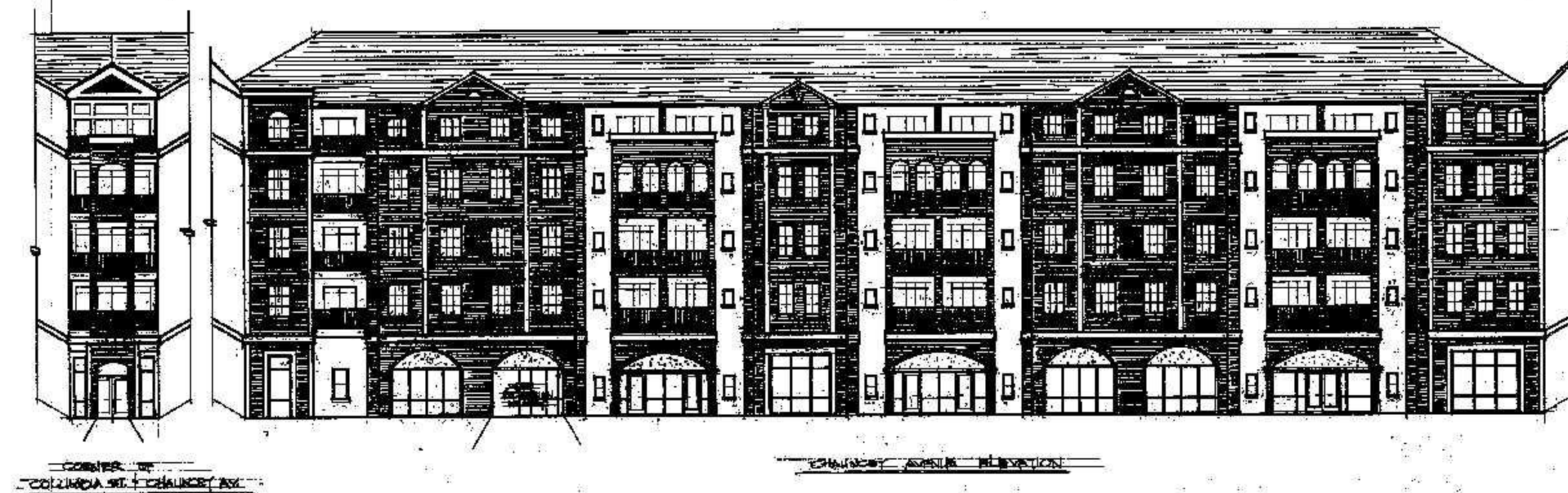
Margy C. Deverall
Assistant Director Area Plan Commission

MCD/lu

encl: PD 06-06

cc: Attorney
C&S Engineering





Columbia Street Elevation

C & S ENGINEERING

844BLDEL.GCD

♦ Civil Engineers ♦ Land Surveyors ♦

**BUILDING ELEVATION VIEWS
CHAUNCEY SQUARE PLANNED DEVELOPMENT
CITY OF WEST LAFAYETTE, INDIANA**

NO.	DATE	BY	REVISED	BY	DATE	SCALE	SHEET NO.
1							7
2							10

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